

THE ERROL



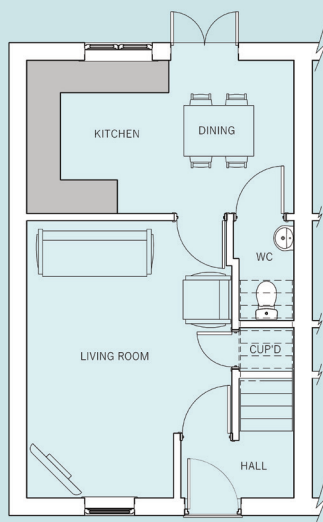
3 Bedroom Terrace Town House

The Errol is a 3 bedroom property which would ideally suit a couple or a young family moving up the housing ladder.

The entrance hallway leads into the living room with space to relax which flows through to the light and airy dining kitchen with french doors out to the private rear garden. A guest cloakroom and handy storage cupboard complete the ground floor.

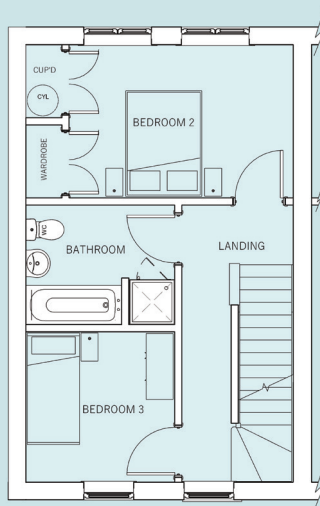
On the first floor a well proportioned bedroom with generous fitted wardrobes is ideal for guests, there's also the family bathroom with separate shower and bath and a further bedroom which could also be used as a study or nursery.

The large master bedroom with en-suite shower room and fitted wardrobes enjoys appealing seclusion on the top floor.



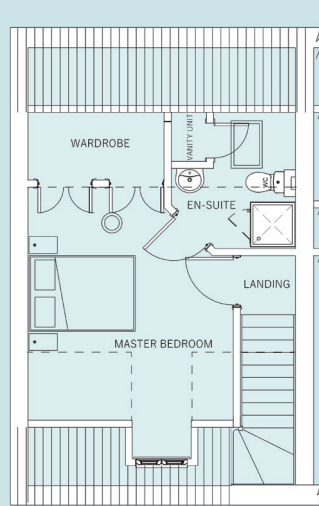
Ground floor

Kitchen & Dining	4765 x 2750 15'7" x 9'0"
Living Room	3665 x 4950mm max 12'0" x 16'2"
Guest Cloakroom	1000 x 1800mm 3'3" x 5'10"



First floor

Bedroom 2	4000 x 2700 (exc wardrobe) 13'1" x 8'10"
Bedroom 3	2665 x 2700mm 8'8" x 8'10"
Bathroom	2665 x 2150mm 8'8" x 7'0"



Second floor

Master Bedroom	3665 x 4168mm (exc wardrobe) 12'0" x 13'8"
En-suite	2225 x 2450mm max 7'3" x 8'0"



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This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of an individual property. It shows a typical Broadgate home of this type, but external materials and landscaping may vary throughout the development and from site to site. Certain windows are subject to plot position on site. Properties may also be built handed (mirror image).

The floor plans depict a typical layout of this housetype. All dimensions are + or - 50mm and floor plans are not shown to scale. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences always consult your Sales Negotiator. SJC22/1102/11